

098.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

926,600 / 926,600

USE VALUE:

926,600 / 926,600

ASSESSED:

926,600 / 926,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WINCHESTER RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALESSE STEPHEN/KATHRYN	
Owner 2:	
Owner 3:	

Street 1: 81 WINCHESTER ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: PARKES GARY/SUSAN -

Owner 2: -

Street 1: 81 WINCHESTER ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 8,408 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 2149 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8408		Sq. Ft.	Site		0	70.	0.80	4									470,565						470,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8408.000	451,300	4,700	470,600	926,600	
Total Card	0.193	451,300	4,700	470,600	926,600	Entered Lot Size
Total Parcel	0.193	451,300	4,700	470,600	926,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	431.18	/Parcel: 431.1	Land Unit Type:

Total Card / Total Parcel
926,600 / 926,600
926,600 / 926,600
926,600 / 926,600



Patriot Properties Inc.
11/02/18

USER DEFINED	
Prior Id # 1:	63745
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:32:51
LAST REV	
Date	Time
05/07/19	15:07:42
apro	
7950	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	451,400	4700	8,408.	470,600	926,700	926,700	Year End Roll	12/18/2019
2019	101	FV	340,800	4700	8,408.	470,600	816,100	816,100	Year End Roll	1/3/2019
2018	101	FV	340,800	4700	8,408.	403,300	748,800	748,800	Year End Roll	12/20/2017
2017	101	FV	340,800	4700	8,408.	376,500	722,000	722,000	Year End Roll	1/3/2017
2016	101	FV	340,800	4700	8,408.	322,700	668,200	668,200	Year End	1/4/2016
2015	101	FV	332,700	4700	8,408.	289,100	626,500	626,500	Year End Roll	12/11/2014
2014	101	FV	332,700	4700	8,408.	267,600	605,000	605,000	Year End Roll	12/16/2013
2013	101	FV	332,700	4700	8,408.	255,100	592,500	592,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKES GARY/SUS	47677-337		6/22/2006		615,000	No	No		
RAMEY MARITA TR	33751-26		10/1/2001		477,500	No	No		
KEELER RUSSELL/	26030-375		2/6/1996		99	No	No	F	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/18/2003	1070	Redo Bat	10,000			G6	GR FY06	REMOD 1 BATH & BLD
2/7/2002	67	Redo Kit	27,000	C				REMODEL KITCHEN-2

ACTIVITY INFORMATION

Date	Result	By	Name
11/2/2018	MEAS&NOTICE	BS	Barbara S
2/18/2009	Meas/Inspect	163	PATRIOT
12/9/2006	MLS	HC	Helen Chinal
6/1/2005	Permit Visit	BR	B Rossignol
1/17/2002	MLS	MM	Mary M
1/12/2000	Inspected	276	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	264	PATRIOT
8/30/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

GENERAL INFORMATION

Grade:	B- - Good (-)
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G6
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	3 - Hardwood
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1930	21.94	T	40	101			4,700			4,700

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Fair
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

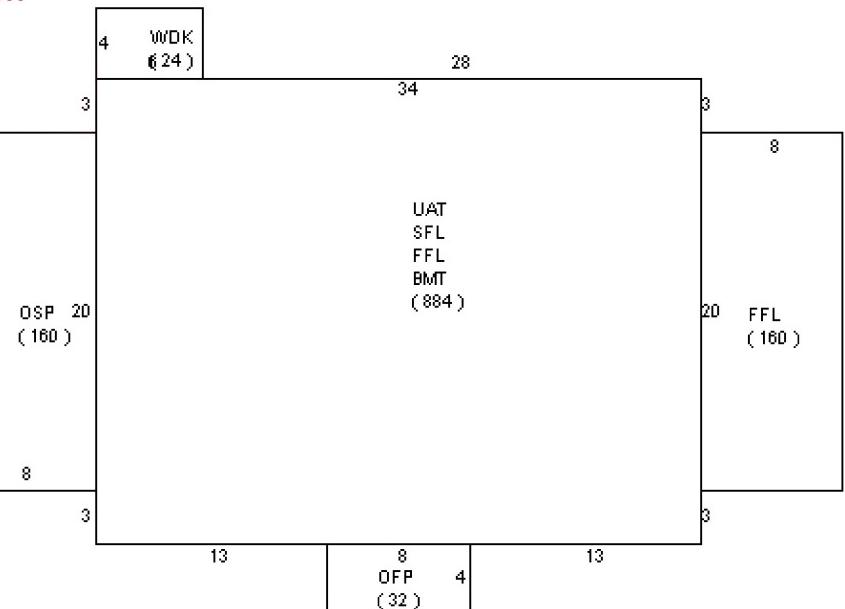
Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.19460583
Const Adj.:	0.98255032
Adj \$ / SQ:	146.720
Other Features:	107300
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	554400
Depreciation:	103118
Depreciated Total:	451281

COMMENTS

OF=SINK IN BMT.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8 BRS: 3 Baths: 1 HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
1	8
3	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,044	146.720	153,176	UAT	100	FLA	100	A	
BMT	Basement	884	44.020	38,910						
SFL	Second Floor	884	146.720	129,701						
UAT	Upper Attic	221	102.700	22,698						
OSP	Screen Porch	160	28.980	4,637						
OPF	Open Porch	32	43.230	1,383						
WDK	Deck	24	15.720	377						
Net Sketched Area:				3,249	Total:		350,882			
Size Ad	1928	Gross Are	3912	FinArea	2149					

IMAGE

AssessPro Patriot Properties, Inc